

# COMMITTEE AMENDMENT FORM

DATE: 05/31/ 06

COMMITTEE      ZONING

PAGE NUM. (S)    

ORDINANCE I. D. #06-O-0689

SECTION (S)    

RESOLUTION I. D. #06-R-

PARA.       

- AMENDS THE LEGISLATION BY ADDING TWELVE (12) CONDITIONS REQUIRING A SITE PLAN DATED 02/08/06.

AMENDMENT DONE BY COUNCIL STAFF 5/31/06

City Council  
Atlanta, Georgia

06-0 -0689

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-06-27  
Date Filed: 2-23-06

AN ORDINANCE TO AMEND ORDINANCE 01-O-1095 WHICH REZONED PROPERTY LOCATED AT **880 CONFEDERATE AVENUE, S.E.**, FROM THE I-1 (LIGHT INDUSTRIAL) AND R-5/HD (TWO-FAMILY RESIDENTIAL/GRANT PARK HISTORIC DISTRICT) DISTRICTS TO THE C-2-C (COMMERCIAL SERVICE-CONDITIONAL) DISTRICT, FOR THE PURPOSE OF A SITE PLAN AMENDMENT.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the currently adopted site plan governing the development approved by 01-O-1095 is hereby deleted and a revised site plan is hereby adopted in lieu thereof.

ALL THAT TRACT or parcel of land lying and being Land Lots 22 and 23, 14th Fulton County, Georgia. being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

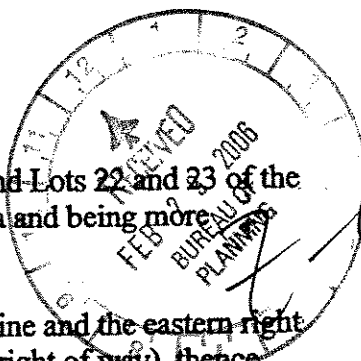
SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.



## Legal Description

All that tract or parcel of land lying and being in Land Lots 22 and 23 of the 14<sup>th</sup> District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:



Commencing at the intersection of Land Lot 22/23 line and the eastern right of way line of Confederate Avenue, SE (a 50' wide right of way), thence along said right of way North 00 degrees 00 minutes 00 seconds West, 197.35' to a point; Said point being the Point of Beginning; thence leaving said right of way South 79 degrees 19 minutes 31 seconds East, 147.79' to a point; thence North 21 degrees 56 minutes 18 seconds East, 87.39' to a point; thence South 78 degrees 05 minutes 27 seconds East, 5.08' to a point; thence North 21 degrees 56 minutes 18 seconds East, 75.89' to a point; thence South 79 degrees 13 minutes 00 seconds East, 690.30' to a point on the western right of way line of Atlanta West Point Railroad (a 100' wide right of way); thence along said right of way along a curve to the right, an arc distance of 1133.44', said curve having a radius of 2877.29' and being subtended by a chord bearing South 40 degrees 36 minutes 40 seconds West, 1126.13' to a point on the eastern right of way line of Confederate Avenue, SE (a 50' wide right of way); thence leaving said right of way of Atlanta West Point Railroad, along said right of way line of Confederate Avenue, North 22 degrees 19 minutes 00 seconds West, 411.60' to a point; thence continuing along said right of way, North 00 degrees 00 minutes 00 seconds West, 480.24' to a point; said point being the Point of Beginning.

Tract contains 505,311 sf (11.60 acres) more or less.

2-06-027 / Z-01-38

RCS# 155  
3/20/06  
2:31 PM

Atlanta City Council

REGULAR SESSION

MULTIPLE                    06-O-0688 Z-06-26; 06-O-0689 Z-06-27;  
                             06-O-0690 Z-06-28  
                             REFER

YEAS: 12  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 4  
EXCUSED: 0  
ABSENT 0

Y Smith	Y Archibong	Y Moore	NV Mitchell
NV Hall	Y Fauver	Y Martin	Y Norwood
Y Young	Y Shook	Y Maddox	Y Willis
Y Winslow	Y Muller	NV Sheperd	NV Borders

MULTIPLE

**CONDITIONS FOR Z-06-27-880 Confederate Avenue, S.E.**

1. Site Plan titled "The Enclave at Grant Park" prepared by Travis Pruitt and Associates, Inc. dated February 8, 2006 and marked received by the Bureau of Planning on February 23, 2006.
2. Hours of operation limited to 7:00 am to 10:00 pm- Sunday-Thursday and 7:00 am to midnight on Friday and Saturday.
3. No liquor sales. Beer and wine sales are permitted except single beer sales are prohibited.
4. Only attached signage is permitted-"sandwich" board signage is not permitted, neon signage is not permitted.
5. No automotive sales, automotive repair or tire sales.
6. No check cashing establishments.
7. No video games.
8. No lottery ticket sales.
9. No tattoo or body piercing parlors
10. No adult novelty stores.
11. No pawn shops.
12. Garbage dumpster pick-up must be during the hours of 9:00 am and 5:00 pm. Monday through Friday.

